

RIVERSIDE & EMERALD

Timmins, Ontario

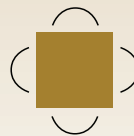


Michael Pearlman

Vice President,
Sales Representative

(416) 567-5101

pearlmanmichael@gmail.com

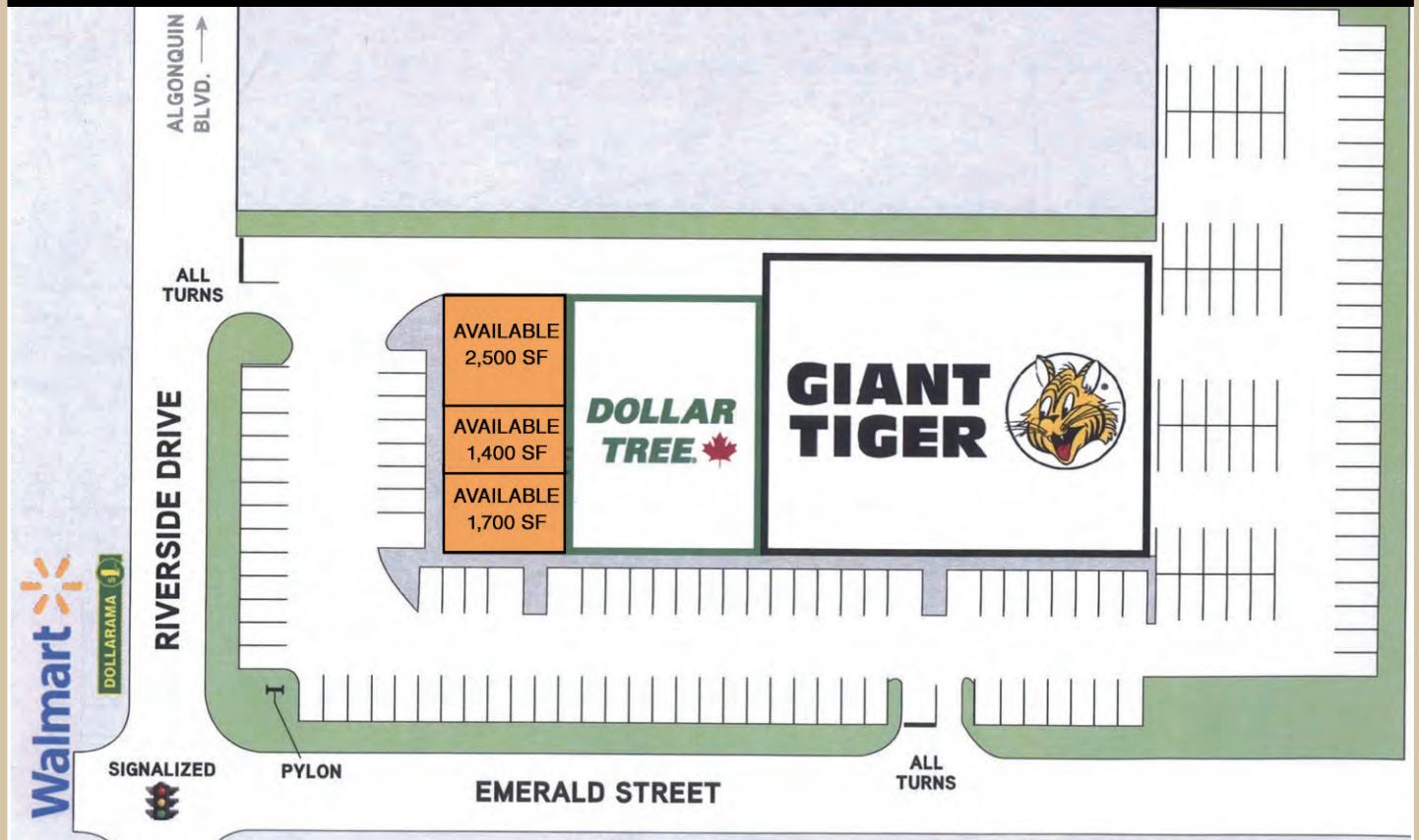


Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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RIVERSIDE & EMERALD Unit Details



Quick Stats:

- Type "New Format Centre"
- GLA 35,000sf

Property Overview:

Located at the signalized entrance to the new Supersize format Wal-Mart and located in Timmins dominant retail artery.

The node includes over a million square feet of retail which includes Timmins Square, Home Depot, Wal-Mart, Canadian Tire amongst many other branded, regional and local retailers. The newly constructed centre offers excellent frontage and visibility to Riverside Drive also known as Algonquin Blvd & Highway 101 which is the highest traffic artery running through Timmins. The Centre is anchored by Giant Tiger and Dollar Tree.

Details:

- The subject location is the prime end cap unit with approximately 5,600sf facing Riverside (turns into Highway 101) located across from the new format Wal-Mart development.
- The Landlord will be re-aligning/demising the store fronts into three retail units to face Riverside Drive.
- Shopping Centre is adjacent to the signalized intersection.
- Anchored by a new format Giant Tiger & Dollar Tree.
- The Minimum Rent starts @ \$25sf plus Operating Costs & Property Taxes estimated @ \$7.95/sf.

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Site Pictures

